

LEON COUNTY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM R-1 SINGLE FAMILY DETACHED TO R-3 SINGLE & TWO-FAMILY RESIDENTIAL IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FORSEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
LEON COUNTY, FLORIDA:

**SECTION 1.** The Official Zoning Map as adopted in Leon County Ordinance No. 92-11 is hereby amended as it pertains to the following described real property:

**RZ-440: From R-1 Single Family Detached Residential Zoning District & to R-3 Single Family Detached, Attached and Two-Family Residential Zoning District.**

Begin at an iron rod marking the Northeast corner of Section 36, Township 1 North, Range 2 West, (also being the Southeast corner of Section 25, Township 1 North, Range 2 West ) Leon County, Florida and run South along the East boundary of said Section 36, a distance of 1319.24 feet to an iron rod and cap (marked #7160), thence run West 91.82 feet to an iron rod and cap (marked #7160) lying on the Northeasterly right-of-way boundary of the Seaboard Coast Line Railroad, thence run Northwesterly along said right-of-way boundary the following (5) five courses: North 54 degrees 27 minutes 48 seconds West 1202.98 feet to an iron rod and cap (marked #7160) marking a point of curve to the left with a radius of 2261.19 feet, through a central angle of 13 degrees 37 minutes 56 seconds, for an arc distance of 538.00 feet, chord being North 61 degrees 16 minutes 46 seconds West 536.73 feet to an iron rod and cap (marked #7160), North 68 degrees 05 minutes 44 seconds West 174.40 feet to an iron rod and cap (marked #7160) marking a point of curve to the right with a radius of 2096.86 feet, through a central angle of 11 degrees 59 minutes 54 seconds, for an arc distance 439.10 feet, chord being North 62 degrees 05 minutes 47 seconds West 438.30 feet to an iron rod and cap (marked #7160), North 56 degrees 07 minutes 27 seconds West 551.65 feet to an iron rod and cap (marked #7160) lying on the intersection of said Northeasterly right-of-way boundary with the Easterly right-of-way boundary of Barineau Road, thence run North 08 degrees 23 minutes 09 seconds East along said Easterly right-of-way boundary 268.90 feet to an iron rod and cap (marked #7160) marking a point of curve to the left, thence run Northerly along said right-of-way boundary and said curve with a radius of 570.32 feet, through a central angle of 07 degrees 18 minutes 39 seconds, for an arc distance of 72.77 feet, chord being North 04 degrees 43 minutes 44 seconds East 72.72 feet to an iron rod and cap (marked #7160), thence leaving said right-of-way boundary run East 1170.73 feet to an iron rod and cap (marked #7160) lying on the Westerly boundary of Longwood Estates, thence run South 00 degrees 39 minutes 37 seconds East along said boundary 557.52 feet to an iron pipe marking the Southwest corner of Longwood Estates, thence run North 89 degrees 51 minutes 07 seconds East along the Southerly boundary of said Longwood Estates and along the Northerly boundary of aforementioned Section 36 and along the Southerly boundary of aforementioned Section 25, as monumented a distance of 1326.23 feet to the POINT OF BEGINNING containing 47.39 acres more or less.

**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions

this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

**SECTION 3.** If any word, phrase, clause, section or portion of this Ordinance shall be held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of  
Leon County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2003.

LEON COUNTY, FLORIDA

\_\_\_\_\_  
Jane Sauls, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Court  
Leon County, Florida

By: \_\_\_\_\_

APPROVED AS TO FORM:  
Leon County Attorney-s Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney